



COUNCIL WORK SESSION

Tuesday, February 10, 2015

6:30 p.m.

Coon Rapids City Center

Conference Room 1

Call to Order

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

- 1.
- 2.
- 3.
- 4.

Other Business

Adjourn



City Council Work Session

1.

Meeting Date: 02/10/2015

Subject: Sand Creek Park Discussion

From: Tim Himmer, Public Works Director

INTRODUCTION

The City Council is asked to review the current design and budget for Sand Creek Park.

DISCUSSION

Design for Sand Creek Park is at approximately a 90% design package. These refined plans include an estimated budget that currently exceeds what was originally budgeted under the Park Bond referendum. Attached to this memo is the current site layout and estimated budget for the project.

The original budget for this project, as included in the referendum, was \$5.7M. The current estimates, based upon the 90% design documents and project soft costs, is \$8.9M. Staff has reviewed the overall scope of the project to determine what specific items may be eliminated, and has been able to reduce project costs by approximately \$330,000. This reduced scope includes the removal of concrete maintenance strips around most of the athletic field fencing, conversion of pedestrian crosswalk domes to exposed concrete (as allowable), elimination of one hockey rink, elimination of the bocce ball courts, and elimination of the gravity sanitary sewer system to the restroom building. Further, staff believes it is appropriate to utilize Utility Enterprise Funds to cover most of the utility costs on site, which further reduces the impacts to the Park Bond budget by approximately \$410,000. Even with these reductions the estimated budget is still considerably more than the initial project budget. Other cost saving measures that can be realized, but have not yet been fully determined, is the potential savings of buying specific items directly through the State Contract and/or National Joint Powers Alliance.

Staff would like to review this information with Council and discuss options for potential revisions, other strategies to that can assist with project scoping, and/or inclusion of additional funding options. The desire would be to keep this park improvement advancing, while not sacrificing the original intent of the design scope which creates a project of significance for the community.

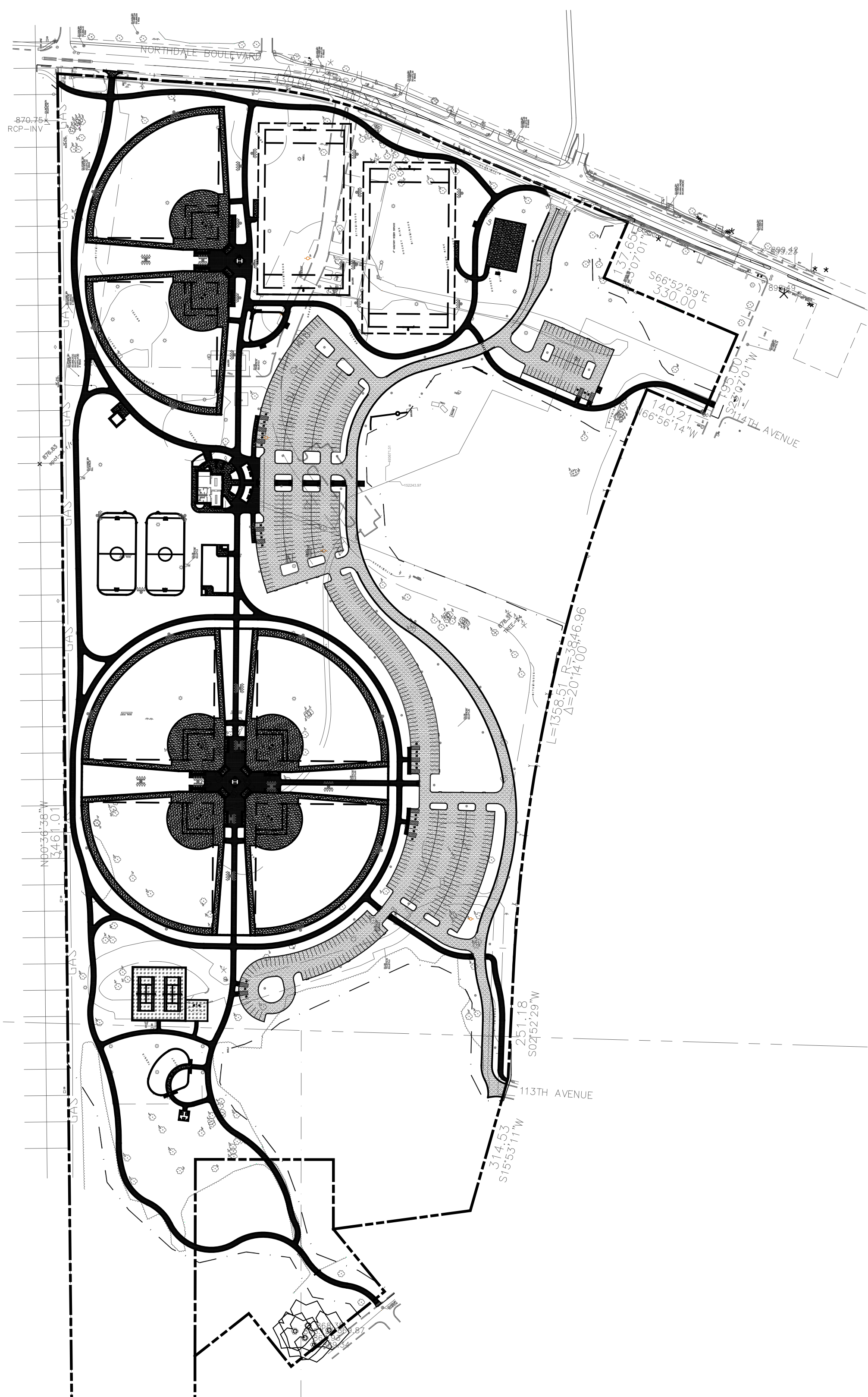
RECOMMENDATION

Staff is requesting that the City Council provide direction on the project layout and budget for Sand Creek Park.

Attachments

Site Layout

Estimated Budget



BID PROPOSAL FORM - SAND CREEK PARK SITE IMPROVEMENTS

Units Legend: **LS** = Lump Sum, **SF** = Square Feet, **SY** = Square Yard, **EA** = Each, **LB** = Pound, **PAIR** = Pair,
LF = Lineal Feet, **FSF** = Facial Square Feet, **CY** = Cubic Yard, **TN** = Ton, **GAL** = Gallon

Base Bid Schedule					
No.	Section 1 - Removals, Earthwork, and Erosion Control	Qty.	Unit	Unit Bid (In Dollars)	Total Bid (In Dollars)
1	Mobilization	1	LS	\$140,000.00	\$140,000.00
2	Clearing and grubbing (hockey boards, play equip, etc.)	1	LS	\$6,500.00	\$6,500.00
3	Remove Trees and Stumps	135	EA	\$250.00	\$33,750.00
4	Remove existing buildings	1	LS	\$15,000.00	\$15,000.00
5	Remove site furnishings (hockey boards, play equip, etc.)	1	LS	\$18,500.00	\$18,500.00
6	Remove Storm Sewer Pipe	1500	LF	\$10.00	\$15,000.00
7	Remove Storm Sewer Structure	13	EA	\$500.00	\$6,500.00
8	Remove Watermain	1150	LF	\$10.00	\$11,500.00
9	Remove Sewer Pipe (Sanitary)	430	LF	\$10.00	\$4,300.00
10	Remove electrical	1	LS	\$28,000.00	\$28,000.00
11	Remove fencing	9686	LF	\$2.00	\$19,372.00
12	Remove pavement	1	LS	\$390,000.00	\$390,000.00
13	Staking	1	LS	\$50,000.00	\$50,000.00
14	Common excavation (appr. 75,000 cy)	1	LS	\$375,000.00	\$375,000.00
15	Erosion control silt fence type machine sliced	9685	LF	\$2.75	\$26,633.75
16	Coir Bioroll	205	LF	\$4.00	\$820.00
17	Tree Protection	3040	LF	\$5.00	\$15,200.00
18	Temporary rock construction entrance	2	LS	\$1,500.00	\$3,000.00
Section 1 Subtotal:					\$1,159,075.75

No.	Section 2 - Utilities	Qty.	Unit	Unit Bid (In Dollars)	Total Bid (In Dollars)
19	<i>Sanitary Sewer System (Forcemain)</i>				
	2" PVC Forcemain	1265	LF	\$28.00	\$35,420.00
	Sanitary Manhole	1	EA	\$3,500.00	\$3,500.00
	Casring Assembly	1	EA	\$750.00	\$750.00
	Connect to Existing Sanitary Manhole	1	EA	\$1,500.00	\$1,500.00
	Grinder Pump and Accessories	1	LS	\$15,000.00	\$15,000.00
20	<i>Watermain and Services</i>				
	Connect to Existing Watermain	1	EA	\$1,000.00	\$1,000.00
	8" Ductile Iron Pipe CL 52	1550	LF	\$45.00	\$69,750.00
	6" Ductile Iron Pipe CL 52	240	LF	\$40.00	\$9,600.00
	4" Ductile Iron Pipe CL52	50	LF	\$40.00	\$2,000.00
	8" Gate Valve & Box	3	EA	\$2,500.00	\$7,500.00
	6" Gate Valve & Box	3	EA	\$1,500.00	\$4,500.00
	4" Gate Valve & Box	1	EA	\$1,300.00	\$1,300.00
	Ductile Iron Fittings	950	LB	\$7.00	\$6,650.00
	4" Polystyrene Insulation	20	SY	\$40.00	\$800.00
	Hydrant Assembly	2	EA	\$4,500.00	\$9,000.00
	Dewatering	1	LS	\$5,000.00	\$5,000.00

BID PROPOSAL FORM - SAND CREEK PARK SITE IMPROVEMENTS

21	<i>Storm Sewer System</i>				
	Connect to Existing Storm	4	EA	\$500.00	\$2,000.00
	Rain Garden Mix and Install	807	CY	\$10.00	\$8,070.00
	6" PERF PE PIPE DRAIN	75	LF	\$15.00	\$1,125.00
	12" HDPE pipe sewer	2850	LF	\$20.00	\$57,000.00
	15" HDPE pipe sewer	1275	LF	\$25.00	\$31,875.00
	18" HDPE pipe sewer	385	LF	\$30.00	\$11,550.00
	36" STM pipe sewer	35	LF	\$45.00	\$1,575.00
	12" GS Pipe Arpon with Trash Guard	2	EA	\$500.00	\$1,000.00
	15" GS Pipe Arpon with Trash Guard	2	EA	\$750.00	\$1,500.00
	18" GS Pipe Arpon with Trash Guard	2	EA	\$850.00	\$1,700.00
	36" RCP Pipe Apron with Trash Guard	1	EA	\$2,000.00	\$2,000.00
	Construct Drainage Structure Design Special 1	8	LF	\$750.00	\$6,000.00
	Construct drainage structure Design 48-4020	80	LF	\$250.00	\$20,000.00
	Construct drainage structure Design 60-4020	8	LF	\$300.00	\$2,400.00
	Construct drainage structure Design G (2X3)	36	LF	\$200.00	\$7,200.00
	Construct 27" Storm Sewer Manhole	76	LF	\$200.00	\$15,200.00
	Casting Assembly	44	EA	\$600.00	\$26,400.00
	Random riprap Class III (CV)	30	CY	\$75.00	\$2,250.00
	Adjust Storm Structure	14	EA	\$200.00	\$2,800.00
22	Irrigation System (Fields only)	1	LS	\$185,000.00	\$185,000.00
23	Site Utility Work (Electrical)	1	LS	\$30,000.00	\$30,000.00
24	Softball Field Lighting	6	EA	\$155,000.00	\$930,000.00
25	Football Field Lighting	2	EA	\$110,000.00	\$220,000.00
26	Hockey Lighting	1	EA	\$60,000.00	\$60,000.00
27	Electrical Distribution	1	EA	\$60,000.00	\$60,000.00
28	Relocate Scoreboards and Distribution	2	EA	\$6,500.00	\$13,000.00
Section 2 Subtotal:				\$1,872,915.00	

No.	Section 3 - Pavements	Qty.	Unit	Unit Bid (In Dollars)	Total Bid (In Dollars)
29	Heavy Duty Bituminous Pavement for trails and parking area / driveways - complete, includes 2-1/2" bituminous wear course and 4" class 5 aggregate base	32421	SY	\$24.00	\$778,104.00
30	Bituminous Pavement for trails and walks - complete, includes 2" bituminous wear course and 4" class 5 aggregate base	17690	SY	\$20.00	\$353,800.00
31	Parking lot striping / pedestrian crosswalk striping	1	LS	\$15,000.00	\$15,000.00
32	Bituminous Pavement for Sport Courts - complete, includes 1-1/2" bituminous wear course, tack coat, 1-1/2" bituminous base course, and 6" class 5 aggregate base	1925	SY	\$30.00	\$57,750.00
33	Sport Court Color Coating and line striping	1925	SY	\$5.50	\$10,587.50
34	5" depth of Crushed Limestone Ballfield Infield Aggregate	17379	SY	\$8.50	\$147,721.50
35	B612 Concrete Curb & Gutter	7430	LF	\$15.00	\$111,450.00
36	18" wide Ribbon Curb	264	LF	\$15.00	\$3,960.00
37	6" wide x 18" thick Concrete Play Area Curbing	1031	LF	\$28.00	\$28,868.00
38	18" wide x 5" thick concrete maintenance strip for ballfield fencing	6420	LF	\$18.50	\$118,770.00
39	12" wide x 5" thick concrete maintenance strip (basketball court)	196	LF	\$17.00	\$3,332.00
40	24" wide x 5" thick concrete maintenance strip (tennis court)	488	LF	\$20.00	\$9,760.00
41	6" wide x 4" thick concrete planter curb	850	LF	\$15.00	\$12,750.00

BID PROPOSAL FORM - SAND CREEK PARK SITE IMPROVEMENTS

42	Concrete driveway entrance apron	329	SF	\$7.00	\$2,303.00
43	Inverted dome panels as per detail	835	SF	\$60.00	\$50,100.00
44	4" thick Concrete pavement	14550	SF	\$6.00	\$87,300.00
45	4" thick Concrete base with beveled edges for poured in place rubberized play area surfacing	2000	SF	\$7.50	\$15,000.00
46	6" thick Concrete pavement	3260	SF	\$8.00	\$26,080.00
47	6" thick Reinforced Concrete pavement (skate park)	7700	SF	\$9.00	\$69,300.00
48	Dumpster Pad and Bollards	2	EA	\$4,000.00	\$8,000.00
49	Signage	50	EA	\$200.00	\$10,000.00
50	Drive gate	2	EA	\$3,000.00	\$6,000.00
Section 3 Subtotal:					\$1,925,936.00

No.	Section 4- Miscellaneous Site Amenities	Qty.	Unit	Unit Bid (In Dollars)	Total Bid (In Dollars)
39	16' square shelter	2	EA	\$12,000.00	\$24,000.00
40	20' square shelter	1	EA	\$15,000.00	\$15,000.00
41	Ballfield backstop and side panel fencing - 20' high as per detail _____	6	EA	\$9,000.00	\$54,000.00
42	Ballfield foul line fencing including security fencing - 8' high 3-rail as per detail _____	864	LF	\$34.00	\$29,376.00
43	Ballfield foul line fencing including security fencing - 8' high 2-rail as per detail _____	5764	LF	\$32.00	\$184,448.00
44	8' high x 2' wide chainlink fence mangate	4	EA	\$350.00	\$1,400.00
45	8' high x 3' wide chainlink fence mangate	12	EA	\$450.00	\$5,400.00
46	8' high x 10' wide chainlink fence double gate	6	EA	\$825.00	\$4,950.00
47	10' high 3-rail chainlink fencing and gates (tennis)	490	LF	\$41.50	\$20,335.00
48	Dasher Board System (Treated Lumber)	2	EA	\$55,000.00	\$110,000.00
49	Heavy Duty Foul Poles	12	EA	\$1,250.00	\$15,000.00
50	Field Goal Posts/set	2	EA	\$6,000.00	\$12,000.00
51	21' Bleachers (5 rows)	6	EA	\$6,000.00	\$36,000.00
52	24' long players bench	12	EA	\$1,500.00	\$18,000.00
53	Basketball goal system	1	EA	\$1,500.00	\$1,500.00
54	Tennis net / post system	2	LS	\$1,500.00	\$3,000.00
55	Bocce Ball Courts	2	EA	\$18,000.00	\$36,000.00
56	Play area #1 (northern location)	1	LS	\$50,000.00	\$50,000.00
57	Play area #2 (central location)	1	LS	\$50,000.00	\$50,000.00
58	Play area #3 (southern location)	1	LS	\$100,000.00	\$100,000.00
59	Poured in place rubberized play area surfacing	2000	SF	\$28.00	\$56,000.00
60	Picnic table (type 1)	7	EA	\$1,700.00	\$11,900.00
61	Picnic table (type 2)	4	EA	\$2,100.00	\$8,400.00
62	6' Bench (type 1)	10	EA	\$1,250.00	\$12,500.00
63	6' Bench (type 2)	9	EA	\$1,600.00	\$14,400.00
64	Bike Rack	3	EA	\$1,500.00	\$4,500.00
65	Warming House / Restroom Building	1	LS	\$975,000.00	\$975,000.00
66	Storage garage	1	LS	\$15,000.00	\$15,000.00
Section 4 Subtotal:					\$1,868,109.00

BID PROPOSAL FORM - SAND CREEK PARK SITE IMPROVEMENTS

No.	Section 5 - Landscaping	Qty.	Unit	Unit Bid (In Dollars)	Total Bid (In Dollars)
67	Turf Seed Mix - Type I	12.9	AC	\$5,000.00	\$64,500.00
68	Turf Seed Mix - Type II	15.1	AC	\$4,500.00	\$67,950.00
69	Native Seed Mix - Type III	10.1	AC	\$7,500.00	\$75,750.00
70	Erosion Control Blanket Category 3	8300	SY	\$2.75	\$22,825.00
71	turf reinforcement mat (Landlok 300)	3000	SY	\$25.00	\$75,000.00
72	Deciduous Tree, 2.5" Cal., B&B	190	EA	\$450.00	\$85,500.00
73	Ornamental Tree, 2" Cal., B&B	31	EA	\$400.00	\$12,400.00
74	Ornamental Tree, 6' tall, B&B	24	EA	\$350.00	\$8,400.00
75	Coniferous Tree, 8' tall, B&B	17	EA	\$400.00	\$6,800.00
76	Shrub, 5 gal., potted	153	EA	\$58.00	\$8,874.00
77	Perennial, 1 gal., potted	221	EA	\$18.00	\$3,978.00
78	Mulch, Type 6, Shredded Hardwood Mulch	425	CY	\$60.00	\$25,500.00
79	Landscape edging - commercial grade black poly	1200	LF	\$10.00	\$12,000.00
Section 5 Subtotal:					\$469,477.00

Total:					\$7,295,512.75
Contingency (5%)					\$364,775.64
Total Base Bid:					\$7,660,288.39

end of base bid schedule

Alternate Bid Schedule					
No.	Add Alternate Bid Items	Qty.	Unit	Unit Bid (In Dollars)	Total Bid (In Dollars)
A.1	Electronic Reader Board and Distribution	1	EA	\$28,000.00	\$28,000.00
A.2	Sanitary sewer system (Gravity)	1	LS	\$70,000.00	\$70,000.00
A.3	Dasher Board Upgrade	2	EA	\$33,375.00	\$66,750.00
A.4	Dugout canopy structures (pair)	6	EA	\$21,000.00	\$126,000.00
A.5	Irrigation System (High traffic areas only)	1	LS	\$85,000.00	\$85,000.00
A.6	Sod high traffic areas for Play Area 'C'	2500	SY	\$6.00	\$15,000.00
Total:					\$390,750.00
Contingency (5%)					\$19,537.50
Add Alternate Bid Items Total:					\$410,287.50

Total Bid (Base Bid plus all alternate bid items)				\$8,070,575.89
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	Owner Provided Equipment / Contracts	Qty.	Unit	Unit Bid (In Dollars)	Total Bid (In Dollars)
1	Skate Park Equipment	1	LS	\$50,000.00	\$50,000.00
2	Lacrosse nets	4	EA	\$500.00	\$2,000.00
3	Trash receptacle	20	EA	\$1,300.00	\$26,000.00
4	Site Electrical Work (Connexus)	1	LS	\$240,000.00	\$240,000.00
5	Site Survey	1	LS	\$4,389.00	\$4,389.00
6	Geotechnical Investigation	1	LS	\$5,650.00	\$5,650.00
7	Consultant Fees (WSB Design/Bidding (Base, Add 1 & 2)	1	LS	\$276,750.00	\$276,750.00
8	Consultant Fees (SEH Design/Bidding/CA)	1	LS	\$14,000.00	\$14,000.00
9	Consultant Fees (CA) - Appr. 5%	1	LS	\$260,000.00	\$260,000.00
Subtotal:					\$878,789.00

Total Project Costs (Base Bid, Alternates, Owner Costs)				\$8,949,364.89
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end of bid schedule



City Council Work Session

2.

Meeting Date: 02/10/2015

Subject: Update on Park Bond Projects

From: Tim Himmer, Public Works Director

INTRODUCTION

Staff would like to provide the City Council with an update on the Park Bond projects.

DISCUSSION

As we are entering the second construction season following approval of the Park Bond referendum, staff wanted to provide Council with an update on current and future projects.

TRAILS

To date staff has been focusing on the high priority trails as identified by the City Council in 2013-14, those include the following segments:

- The Wilderness Park trail was approved for bid by Council on January 20, 2015 and has been posted for bid. It is anticipated that bids will be opened the final week of February and on the Council agenda to award a contract in early March. We are still dealing with a few minor issues related to the DNR agreement (endangered plant species inventory and purchase of wetland credits), and awaiting the completion of Anoka County's property conversion for a portion of the trail segment on the south side of the pedestrian tunnel under Main Street. Anoka County has also partnered with the City on the project, and will be participating financially in its construction.
- The 85th Avenue trail is in preliminary design, and staff continues to work with Anoka County and the Coon Creek Watershed District. We are currently scheduling meetings with residents and a townhome association along the corridor to discuss alignment and the potential need for easements to accommodate construction. Private utility relocations may also be required. It is anticipated that design will be completed this summer, and construction could commence in the fall.
- The Coon Rapids Blvd trail, Hanson Blvd to the western City limits, is currently being reviewed for grant funding through the federal & state Transportation Alternatives Program. We have expanded the scope of the initial project to include an extension east of Hanson to the Coon Rapids Dam Regional Park. This added segment is in an area that is not subject to a PORT redevelopment project, and allows connections to the Mississippi and Coon Creek Regional Trail systems. It is anticipated that we will have the results of the grant solicitation in early March, at which point we can begin the design process (a majority of the field data has already been collected). The grant funding for this project would be for fiscal years 2017-18. Another option to consider with this trail, is to look at rehabilitating the existing trail vs. a complete reconstruct to a 10' standard (as would be required under the grant solicitation). Handling the project as a rehab would reduce the level of plan preparation and review, minimize or eliminate potential easement acquisitions, shorten the time frame for getting it completed, and most likely result in cost savings.

In addition, we have scoped and improved trails within and adjacent to a couple of neighborhood parks (Peppermint Stick & Sunrise Pond) that were completed last year as part of the General Fund budget reserved for such improvements.

PARKS

- Riverview park is currently in the construction phase, and a majority of the site improvements are complete. All site utilities and grading are substantially complete. There are outstanding concrete, asphalt, and landscaping items that had to be extended to the spring when warmer temperatures return. The warming house, pergola, and shelter construction have continued through the winter. It is anticipated that this project will be complete by the beginning of July; turf establishment will continue through the growing season in 2015, which would restrict the use of the new ball fields until 2016.
- Sand Creek is currently in the final design process and a topic of another memo to be discussed on this agenda.
- Peppermint Stick and Sunrise Pond parks experienced modest improvements in 2014; including installation of vegetation and irrigation, benches, trails, trash receptacles, new playground equipment, and a gazebo structure.

Due to some of the budget concerns identified with development of Sand Creek, and to a lesser degree with Riverview, it is important that we review the budget for the overall program to discuss potential reprioritization of the various projects. Attached to this memo is the original Park Bond referendum budget and schedule of improvements, as discussed with Council in work session on December 10, 2013. The budget has since been updated based upon the costs (contracted and estimated) of the two main park improvement projects that have been undertaken to date, and is also attached.

RECOMMENDATION

The information presented is for informational purposes. Staff would like to discuss the various projects with regard to scope, schedule, and budget, and is seeking Council feedback and direction.

Attachments

Park Bond Budget

Proposed Schedule of Improvements

Revised Budget

PARK / TRAIL REFERENDUM - REVISED PROJECT BUDGET

Sand Creek	\$ 5,700,000
- Full renovation	
- New tennis courts/skate park	
Crooked Lake	\$ 900,000
- Full renovation to improve layout	
- Renovate tennis courts, trails, playground	
Tier I Trails	\$ 1,600,000
- Coon Creek Trail	
- Sand Creek Trail	
- 85 th Avenue	
Riverwind	\$ 500,000
- Renovate parking/trails	
- New skate park/basketball court/playground	
Riverview	\$ 1,400,000
- Redevelop per 2011 plan	
- New skate park/playgrounds/T-ball fields	
Remaining Trails / Sidewalk and Trail Gaps	\$ 7,200,000
Pheasant Ridge	\$ 200,000
- Improve trails/connection	
- Update playground and amenities	
- New group shelter	
Lions Coon Creek	\$ 900,000
- Select renovation to improve layout	
- Improve group shelters	
- Renovate play areas	
Delta – Completion renovation	\$ 300,000
Mason	\$ 300,000
- Complete renovation	
- Improve passive amenities	
Woodcrest	\$ 600,000
- Complete renovation	
- New play area and shelter	
- Disc Golf	
Coon Rapids Boulevard Park	<u>\$ 600,000</u>
- Splash pad	
- Play area	
- Picnic space/seating	
Subtotal	\$20,200,000
Less Sidewalk Gaps	<u>\$ 3,100,000</u>
(Funded from LGA or Assessments)	\$17,100,000
Issuance / Legal / Informational	<u>\$ 100,000</u>
Total	\$17,200,000

Note: This program would be implemented over a 10 year period. Sidewalks would be completed by appropriating \$300,000 in LGA over 10 years or assessed using the Sidewalk Improvement District Statute. Sidewalk assessments would be made at the rate of \$600,000 per year over the entire City over 5 years, the maximum period allowed. Neighborhood parks (rated medium and low priority in the Master Plan) would be completed by levying \$200,000 per year for 10 years. This funding would increase the current amount levied for the Park Improvement Fund (794) from the current \$100,000 per year to \$200,000 for miscellaneous park improvement.

Two Phased Implementation

Tier I

\$5,700,000	Sand Creek	2015-16 construction public involvement & design in 2014
\$1,400,000	Riverview	2014 construction
\$1,600,000	Tier I Trails (Coon Creek, Sand Creek, 85 th)	2014-15 construction 85 th Ave preliminary design complete
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\$8,700,000		

Tier II

\$4,200,000	Remaining Trails	2017-2020
\$900,000	Lion's Coon Creek	Parks Commission top priority
\$800,000	Crooked Lake	2017-18
\$200,000	Pheasant Ridge	2017
\$300,000	Delta	2016
\$300,000	Mason	2018-19
\$500,000	Riverwind Park	2016-17 (Building improvements)
\$600,000	Boulevard Park	Potential for community events?
\$600,000	Woodcrest	2018-19
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\$8,400,000		

Subtotal	\$17,100,000	
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Park Bond Budget

Revised 2-4-15

<u>Project</u>	<u>Proposed Schedule</u>	<u>Estimated Costs</u>
Riverview	2014-15	\$ 2,200,000.00
Tier 1 trails	2014-16	\$ 1,600,000.00
Sand Creek	2015-16	\$ 8,200,000.00
Delta	2016	\$ 300,000.00
Riverwind	2016-17	\$ 500,000.00
Pheasant Ridge	2017	\$ 200,000.00
Crooked Lake	2017-18	\$ 800,000.00
Remaining trails	2017-20	\$ 4,200,000.00
Mason	2018-19	\$ 300,000.00
Woodcrest	2018-19	\$ 600,000.00
Boulevard	potential for community events?	\$ 600,000.00
Lion's Coon Creek	P & R Commission top priority	\$ 900,000.00
	TOTAL	\$ 20,400,000.00



City Council Work Session

3.

Meeting Date: 02/10/2015

Subject: Trail Construction and Planning

Submitted For: Mark Hansen, Assistant City Engineer

From: Cher Ridout, Admin Secretary II

INTRODUCTION

Staff seeks Council direction on trail priority locations within the City, as well as the process to be used for planning and proposing trails.

DISCUSSION

The City currently owns and maintains approximately 42 miles of paved asphalt trails (27 miles of independent trails, and 15 miles of interior park trails). For purposes of this discussion, a trail is defined as a 10-foot wide paved asphalt surface. Paved trails are often seen as an amenity by many, and are key to a livable community. Younger generations in particular look at the community's investments in parks and trails when selecting a place to live. Trails provide the public with multi-modal transportation alternatives, and can be a major contributor to the health and fitness of an entire community.

Each year, staff receives a number of requests from residents for trails or sidewalks to be constructed in or adjacent to their neighborhood. When staff receives a request for a trail or sidewalk, they are forwarded to the Safety Commission (sidewalks requests) and/or the Park & Recreation Commission (trail requests) for further evaluation. The requests are reviewed and assigned a priority ranking based upon their location, connection to the existing trail system (consistency with the master plan), enhanced safety of pedestrians, and proximity to community destinations. Once prioritized by the Commissions the segment is added to a master list of potential improvements and advanced for construction by staff when other improvements are proposed within that same area (reconstruction, park improvement, etc.). Additionally, staff will propose trail/sidewalk segments within reconstruction projects in locations where gaps can be filled, or where a trail could be built in place of an existing sidewalk on a collector or high volume street scheduled for reconstruction.

When reviewing potential trail segments, staff looks to fill gaps and/or provide connections to the regional trail systems. High volume roadways are reviewed where trails can provide additional mobility and alternative modes of transportation. Connections to key locations within the City, such as civic buildings, parks, schools, and business nodes are also important considerations.

Staff is always looking for opportunities to secure funding for trail construction from outside agencies; including application for grants from the DNR, Met Council, MnDOT, or other governmental agencies. Frequently grant deadlines are short, and do not allow for a full public outreach process to take place prior to the grant submittal. Staff work to identify the best locations for trails given the specific criteria of each grant, with the intent being to leverage Park Bond dollars to maximize build out of the trails master plan. Over the past two years, the City has been successful in securing approximately \$180,000 in grant funding for new trails.

When the City is successful in securing a grant, or a high priority trail segment has been identified, staff begins the data collection and design process. Once a preliminary design is developed, staff holds a public meeting to inform

the neighborhood, provide information, and gather feedback. The project is then advanced to the City Council for review, direction, or authorization to construct.

Attached to this memo are several trail planning maps and a consolidated list of sidewalk requests (as reviewed and prioritized by the Safety Commission). Staff is seeking direction from the Council on the proposed priorities and process undertaken for planning and public participation. As Council may recall, sidewalk construction is a separate budget item that is being programmed into the General Fund, and therefore is not as high a priority discussion topic at this time due to the public process that is followed for those types of construction projects.

As an update, Council has previously prioritized three trail project. Currently, bidding is about to occur for the Wilderness Park trail, and it will be under construction this spring/summer. Staff has completed field data collection and is now working on design of the 85th Avenue trail (RR tracks to East River Road), and Coon Rapids Boulevard (Hanson to City of Anoka). The primary funding sources for these projects is the Park Bond, but the Wilderness Park trail received a \$65,000 DNR grant and staff is currently awaiting a response on a Federal grant for the Coon Rapids Boulevard trail.

RECOMMENDATION

Staff recommends the following actions be taken when proposing future trail segments.

1. Staff will work closely with the Parks & Recreation Commission, and seek the Council's feedback on identifying priority trail segments. Staff believes these should be focused on regional trails, transportation corridors, connections to and from business areas, parks, schools, and civic buildings, and on completing gaps in the master trail system.
2. Once the priority segments are identified and work is being planned for a specific area, staff will send letters notifying residents and business owners of the potential trail. We will ask for feedback, and invite them to an open house forum discussion at a regularly scheduled Park & Recreation Commission meeting. As an alternative, and dependent on project schedule, a stand alone neighborhood meeting could be conducted with those individuals along the project corridor.
3. Staff and/or the Parks & Recreation Commission will then develop a recommendation, based upon the discussion and feedback received, and forward to the City Council via the Friday Memo, work session, or regular Council meeting.
4. The City Council will review the recommendations and provide direction on how to proceed. During this review period staff will provide information on feedback received from the public and a preliminary project schedule. Staff will also review potential funding mechanisms, and focus future grant submittals only on those segments deemed a priority by the Park & Recreation Commission and City Council.
5. Staff will only proceed with data collection and design for trail segments that meet the above criteria and have received positive direction from the Council.

BUDGET IMPACT:

Typical estimated costs for a new 10-foot wide paved asphalt trail = \$100/foot or \$528,000/mile.

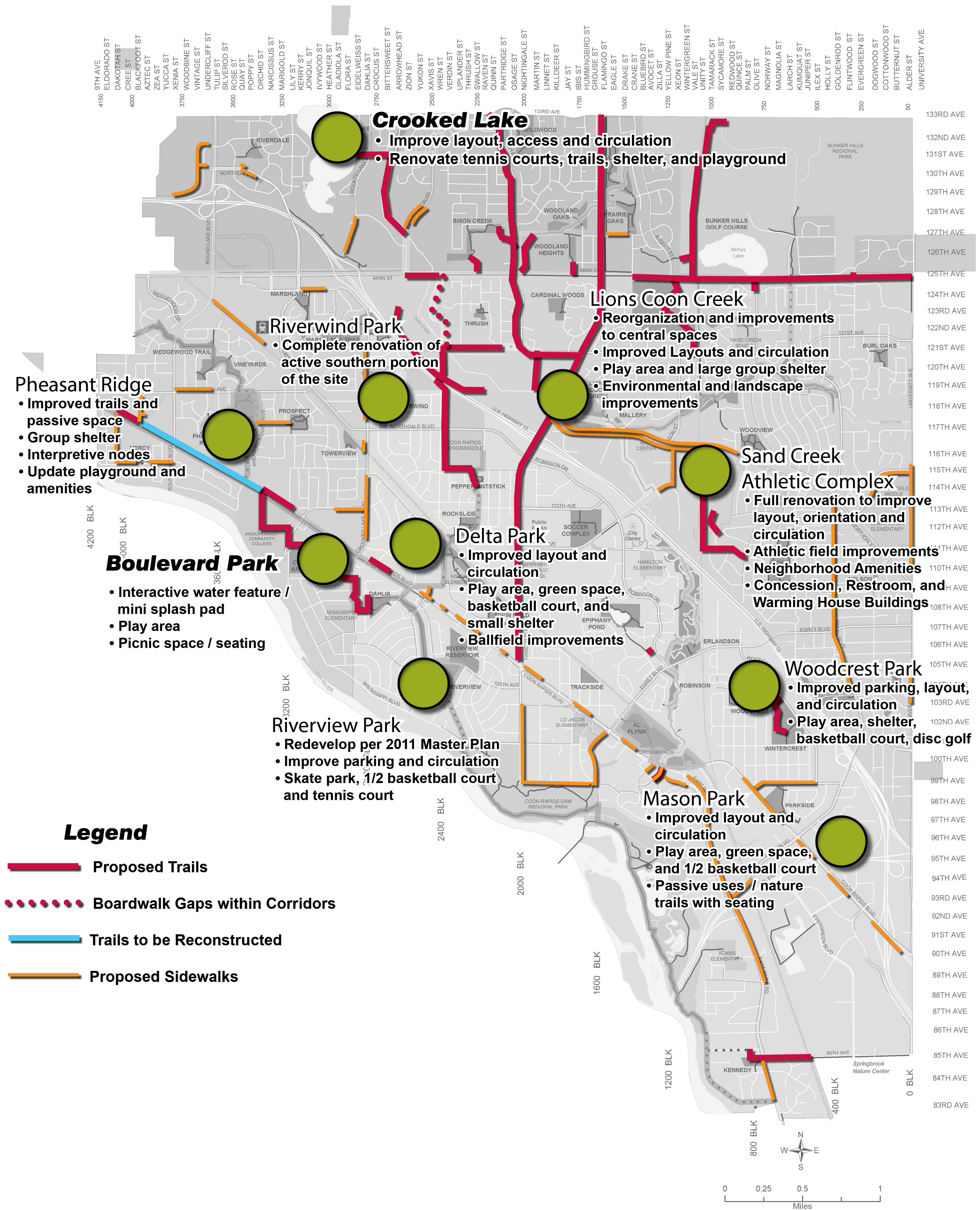
Typical estimated costs to resurface an existing 10-foot wide paved asphalt trail = \$20/foot or \$105,600/mile.

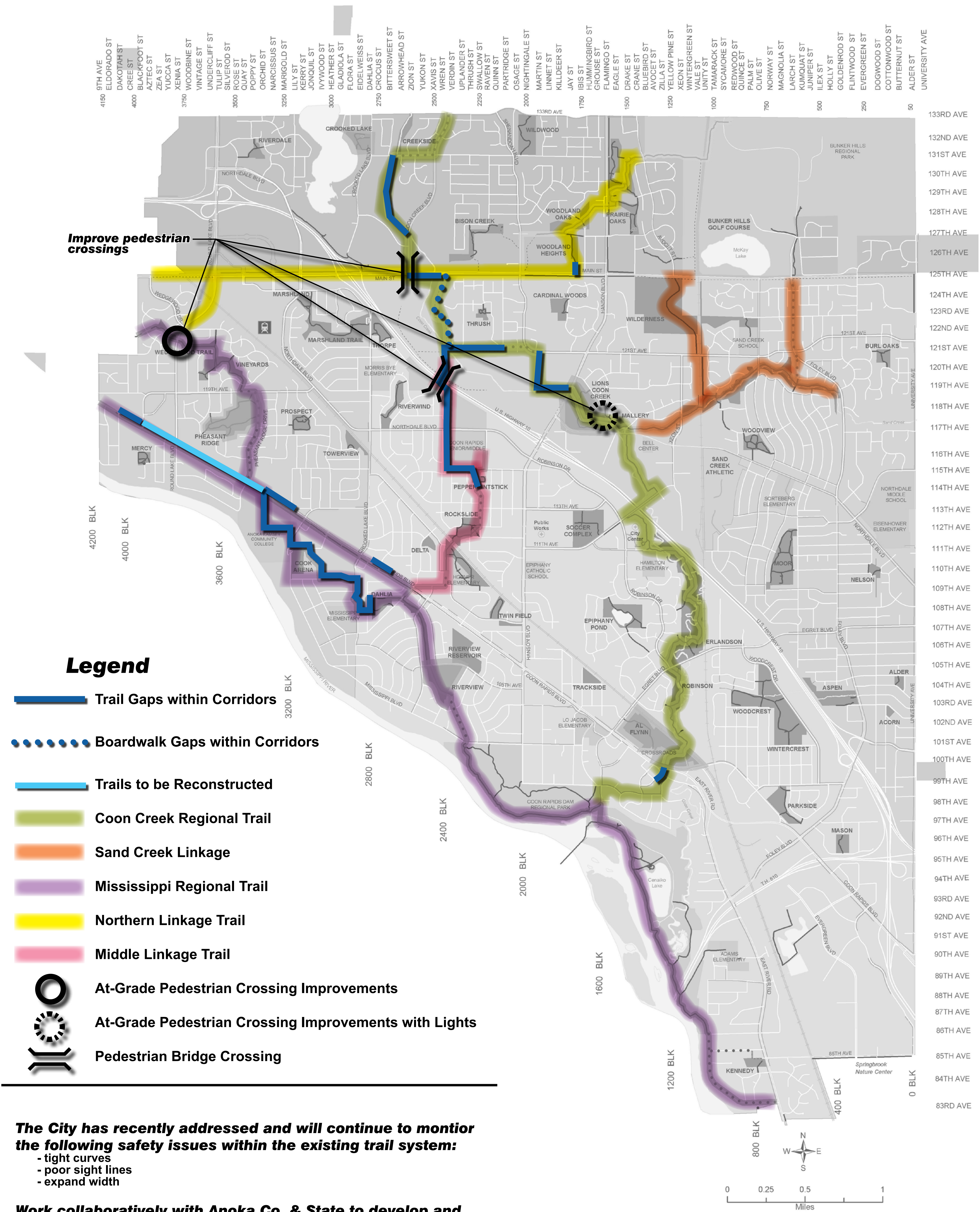
Average cost to maintain (plow, mow, patch, etc.) a 10-foot wide paved asphalt trail = \$0.25/foot/year or approximately \$1,500/mile/year.

Attachments

Compsite Parks and Trails Map

Parks, Trails, and Open Space Update Maps
Safety Commission Trail/Sidewalk Spreadsheet
Parks, Sidewalks and Trails Map
5-Year Street Reconstruction Plan



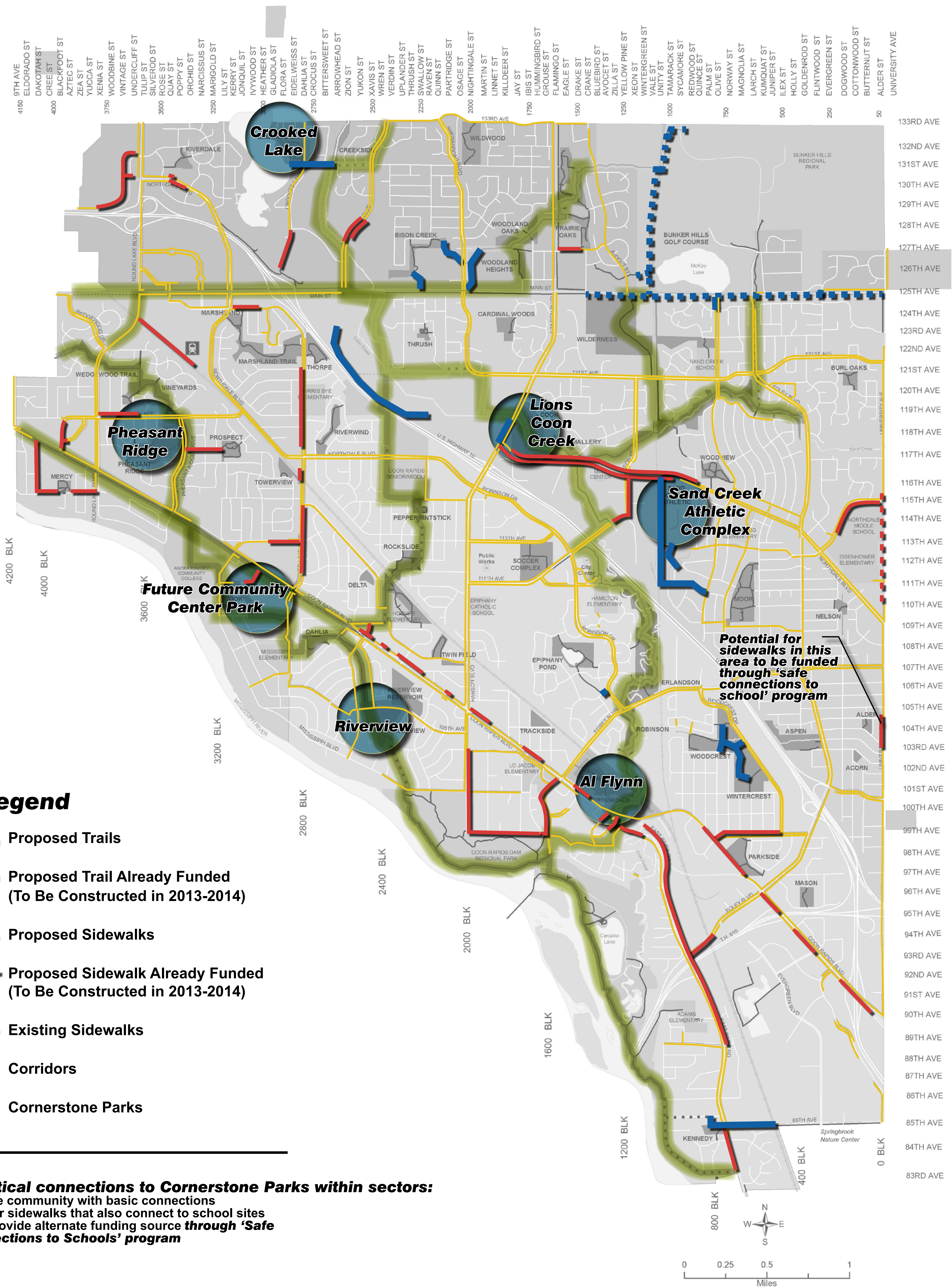




COON
RAPIDS
Minnesota

2012

PARKS, TRAILS, & OPEN SPACE SYSTEM PLAN UPDATE



BRAUER & ASSOCIATES, LTD.
A Division of WSB & Associates, Inc.

Project #1431-350
September 10th, 2012

701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbeng.com

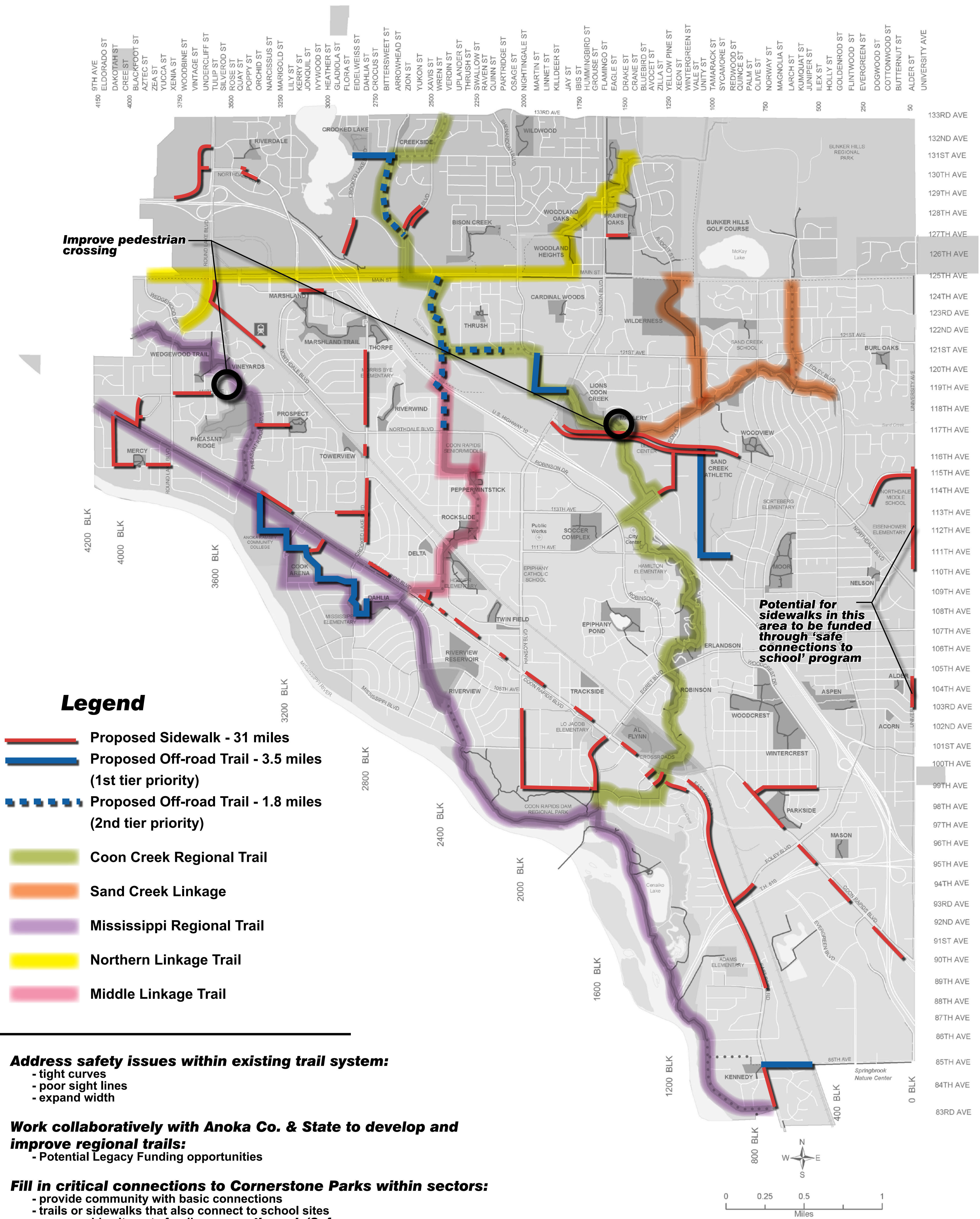
TRAIL AND SIDEWALK GAPS AND CORRIDOR CONNECTIONS TO CORNERSTONE PARKS



COON
RAPIDS
Minnesota

2012

PARKS, TRAILS, & OPEN SPACE SYSTEM PLAN UPDATE



March 2012



BRAUER & ASSOCIATES, LTD.
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Project #1431-350
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701 Xenia Avenue South, Suite 300
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2012 SIDEWALK/TRAIL UPDATE 01/15/2013					*D=Developer Pays C=City Pays		
						**H1, 2 or 3(H4 = to be done by developer) =High Priority	
						L= Low, M = Moderate, O = out of our hands with	
						low priority(developer)	
No.	On or Along	From	To	Side of Street	*D/C	** Priority	Comments
2	Direct River Dr.	Crooked Lake Blvd.	1/2 S. of CR Blvd.	S	C	H1	City-Tough construction due to blvd. trees
							Cooley to complete S. of Coon Creek
							No Funds Rec'd in 2007
15	Coon Creek Blvd.	Coon Creek	800 ft. S. of Yukon St.	W	C/O	H2	Ditch section/sod farm
16	Creek Meadow Dr.	Yellowpine St.	Xeon St.	E	C	H2	To be done with Xeon reconstruction
20	Northdale Blvd.	Hanson Blvd.	Xeon St.	S	C	H2	Best if done as part of road upgrade
21	Northdale Blvd.	Xeon St.	Redwood St.	S	C	H2	Best if done as part of road upgrade
							Section add in 04-Sand Creek Pk.
							entrance east to existing.
23	Xeon St.	114th Ave.	Northdale Blvd.	W	C	H2	Best Done as Part of Street Reconstruction
132	119th Ave.	9th Ave.	Blackfoot St.	N/S	C	H2	Not in plans
133	N. Heights Dr.	Northdale Blvd.	113th Ave.	NE	C/D	H2	Not in plans
135	113th Ave.	N. Heights Dr.	Hanson Blvd.	N	C	H2	Not in plans
24	113th Ave.	Gladiola St.	Crooked Lake Blvd.	S	D	H3	State aid st. Was M on 3/01listing #74
26	Coon Rapids Blvd.	Heather St.	Ivywood St.	N	C	H3	No Priority on 3/01 listing #143
27	Coon Rapids Blvd.	Coon Rapids Ext.	East River Rd.	NE	C	H3	Unsure of location
28	East River Rd.	82nd Ave.	85th Ave.	E	C/D	H3	County-Frontage Rd. along most of this.
29	East River Rd.	Foley Blvd.	Coon Rapids Blvd.	E	C/D	H3	County-crossing under the overpass
							may be a problem.
30	East River Rd.	89th Ave.	Foley Blvd.	E	C/D	H3	Some additional near hwy. 610
31	Main St.	Wedgewood Dr.	Round Lake Blvd.	N	C	H3	Fed. Stimulus approved for 2009. Will also
							require City funds.
32	Main St.	Foley Blvd.	Flintwood St.	N		H3	Service road built & used for walkers.
							Trail from Foley to Larch completed
							in 2007
33	Round Lake Blvd.	Northdale Blvd.	Hwy 10	W		H3	No Bridge Crossing. Available
44	85th Ave.	RR-Juniper St.	East River Rd.	S	C/D	H3	County-ditch in blvd.
34	Round Lake Blvd.	Northdale Blvd.	Hwy 10	E		H3	No Bridge Crossing. Available

No.	On or Along	From	To	de of Stre	*D/C	** Priority	Comments
122	131st Ave.	Crooked Lake Blvd.	Shenandoah Blvd.	N/S	C	H3	Not in plans
126	Sycamore St.	1/2 blk N of 89th Ave.	90th Ave.(trail)	W	C	H3	Adams Elementary-trail built
37	Coon Rapids Blvd	W of W Ramps to TH47	University Ave.	S		H4	State owned - some service road for
							walkers into Blaine
3	Drake St.	Coon Rapids Blvd.	1/2 blk. S. of CR Blvd.	E	D	H4	Riverwalk redevelopment area
5	East River Rd.	Zilla St.	Coon Rapids Blvd.	S	D	H4	Existing street serves as sidewalk
							redemption area
6	Egret Blvd.	Coon Rapids Blvd	101st Ave.	E	C/D	H4	Future redemption area
39	Foley Blvd.	East River Rd.	Coon Rapids Blvd.	SE	D	H4	
40	Foley Blvd.	1/2 Blk E of E Rvr Rd.	RR Tracks	NW	D	H4	Gap at tracks only
42	University Ave.	Coon Rapids Blvd	91st Ave.	W	C	H4	Anticipated in 2008 with upgrade
							to University Ave.
25	85th Ave.	Springbrook Dr.	East River Rd.	N	C	L	County-ditch section in blvd.
45	99th Ave	Woodcrest Dr	Coon Rapids Ext	N	C	L	
46	Creek Meadow Dr.	Yellowpine St.	Xeon St.	SE	C	L	Partially complete
47	Crooked Lake Bvd	121st Lane	1 lot N of Northdale	W	c	L	City
48	Drake St.	Coon Rapids Blvd.	1 Blk S of CR B;lvd.	W	C	L	Riverwalk redemption area
49	Foley Blvd.	Northdle Blvd	Egret Blvd	W	C	L	County re-const. No room for sidewalk
50	Main St.	Flintwood St	University Ave.	S	C/D	L	Main upgrade by County - 2012
51	Main St.	Foley Blvd.	Flintwood St.	S		L	Main upgrade by County - 2012
52	Main St.	Olive St.	Foley Blvd	S		L	Main upgrade by County - 2012
54	Northdale Blvd.	Riverdale Dr.	Round Lake Blvd.	S	C	L	See Planning
55	Northdale Blvd.	Riverdale Dr.	Round Lake Blvd.	N	C	L	See Planning
57	Northdale Blvd.	Ilex St.	Foley Blvd	N	C	L	Some construction in 2006
58	Riverdale Dr	130th Ave.	Northdale Blvd.	E	C	L	See Planning
59	Riverdale Dr	Northdale Blvd.	131st Ave	E	C	L	See Planning
61	University Ave.	Main St.	127th Ave	W		L	City-See Planning
63	Xavis St.	Coon Rapids Blvd.	109th Ave.	W	C	L	
64	Xeon St.	Creek Meadow Dr.	Northdale Blvd.	E	C	L	
125	Olive St.	124th Ln.	Main St.	W	C	L	
128	109th Ave.	Olive St.	111th Ave.	N & E	C	L	S end of Sand Creek Park
129	Round Lake Blvd.	Main St.	Wedgewood	W	C	L	
130	111th Ave.	Creek Meadow Dr.	Robinson Dr.	N	C	L	S. Side Done in 2008
136	131st Ave.	Hanson Blvd.	Shenandoah Bvd.	N/S	C	L	Not in plans/Slope too Steep
65	111th Ave.	Mississippi Blvd.	Coon Rapids Blvd.	N & W	C	M	Exists by college parking lot.
No.	On or Along	From	To	de of Stre	*D/C	** Priority	Comments

66	111th Ave.	Bluebird St.	Zilla St.	S	C	M	School Dist. Sidewalk exists to school. Existig trees pose a problem
67	115th Ave.	Dakotah St.	Round Lake Blvd.	N	C	M	Road not completed
68	119th Ave.	Round Lake Blvd.	Tulip St.	N	D/C	M	See Planning
69	99th Ave.	Hanson Blvd.	Egret Blvd	S		M	No sidewalk-park trail
70	Coon Rapids Ext.	Quince St.	Coon Rapids Blvd.	N	C	M	Partial construction in 05 in conjunction with Culvers
71	Coon Rapids Blvd.	1/2 Blk W of Xavis	Hanson Blvd.	N	C	M	County/City doing study for road upgrade
72	Coon Creek Blvd.	Main St.	131st Ave	E	C/D	M	
73	Coon Rapids Blvd.	Flamingo St.	1/2 Blk E. of Ibis	NE	C	M	County Scheduled for 2007. Not done/No Response
75	Coon Rapids Blvd.	Narcissus St.	Lily St.	N	D	M	County-WCCO Tower site/CR Blvd. Study
76	Coon Rapids Blvd.	Crooked Lake Blvd.	Yukon St.	N	C	M	Either side of Dependable Heating to be done in 2004.
77	Coon Rapids Blvd.	Linnet St.	Hanson Blvd.	NE	C	M	County/ CR Blvd. Study
80	Crooked Lake Bvd.	111th Ave.	S. Heights Dr.	E	C	M	County/Doug will Check
81	Dakotah St.	Coon Rapids Blvd.	115th Ave.	E	C	M	Not S.A. or County. Mercy Hosp.
82	Dogwood @ 115th	114th Ave.	University Ave.	E & S	C	M	School Property
83	Hanson Blvd.	Mississippi Blvd.	99th Ave.	W		M	No sidewalk-park trail
84	Hanson Blvd.	103rd Ave.	Mississippi Blvd.	E	C/D	M	
85	Mississippi Blvd.	109th Ln.	Verdin Circle	N & E	C	M	City Council denied due to blvd. trees.
86	Springbrook Dr.	88th Ave.	85th Ave.	W	C	M	Partial Done 2010/ Remainder scheduled 2011
87	University Ave.	92nd Lane	93rd Ave.	W	C	M	Anticipated in 2008 with upgrade to University Ave.
124	Olive St.	121st Ln.	122nd Ave.	W	C	M	To be done in 2009
134	123rd Ave.	1/2 blk W of Gladiola	New Crooked Lk	N	C	M	Not in plans
90	Blackfoot St.	Coon Rapids Blvd.	119th Ave.	W	D	O	
93	Coon Rapids Blvd.	Foley Blvd.	Springbrook Dr.	S	C/D	O	Partial in 2010
95	Coon Creek Blvd.	127th Ave.	128th Ave.	E	D	O	Wetland-May not be developed
96	Foley Blvd.	Hwy. 10	99th Ave.	W	D	O	When land develops. Steep slope off Foley.
97	Foley Blvd.	Northdale Blvd.	1 lot S of Northdale	E		O	Ex paved lot/no priority 3/01 list
98	Foley Blvd.	101st Ave.	102nd Ave.	W	D	O	When land develops.
105	Northdale Blvd.	Hwy. 10	Main St.	E	D	O	Complete in 2007 by Famous Dave's
107	Northdale Blvd.	Hwy. 10	Main St.	W	D	O	
108	Northdale Blvd.	Silverod St.	Hwy 10	W	D	O	Parts Missing

No.	On or Along	From	To	Side of Street	*D/C	** Priority	Comments
111	Round Lake Blvd.	Hwy. 10	Main St.	W	D	O	Anoka Co. working on development plans
112	Round Lake Blvd.	Hwy. 10	Main St.	E	D	O	
115	Shenandoah Blvd.	130th Ln.	131st Ave.	W	D	O	Federal Cartridge Area
116	Springbrook Dr.	Coon Rapids Blvd.	89th Ave.	W	D	O	Sidewalk Exists
118	Woodcrest Dr.	Egret Blvd.	104th Ave.	E	C/D	O	Partial done in 2010
119	Zea St.	Blackfoot St.	Aztec St.	N	D	O	When developed
120	Zea St.	Blackfoot St.	1 lot E of Blackfoot	S	D	O	Planning

Parks, Sidewalks & Trails

Coon Creek Regional Trail

Sand Creek Linkage

Mississippi Regional Trail

Northern Regional Trail

Middle Regional Trail



Existing Tunnels



Transit Center

Sidewalk

Proposed Sidewalk

Existing Trail

Proposed Trail

Interior Park Trail

Proposed Interior Park Trail

On street Bikeway

CITY PARK

COUNTY PARK

SCHOOL



Fire Station



Public Works Garage



Recycling Center



Ice Arena



Library



Boat Launch



Bunker Beach Water Park



Fishing Pier



Campground



Compost Site



Horse Stables

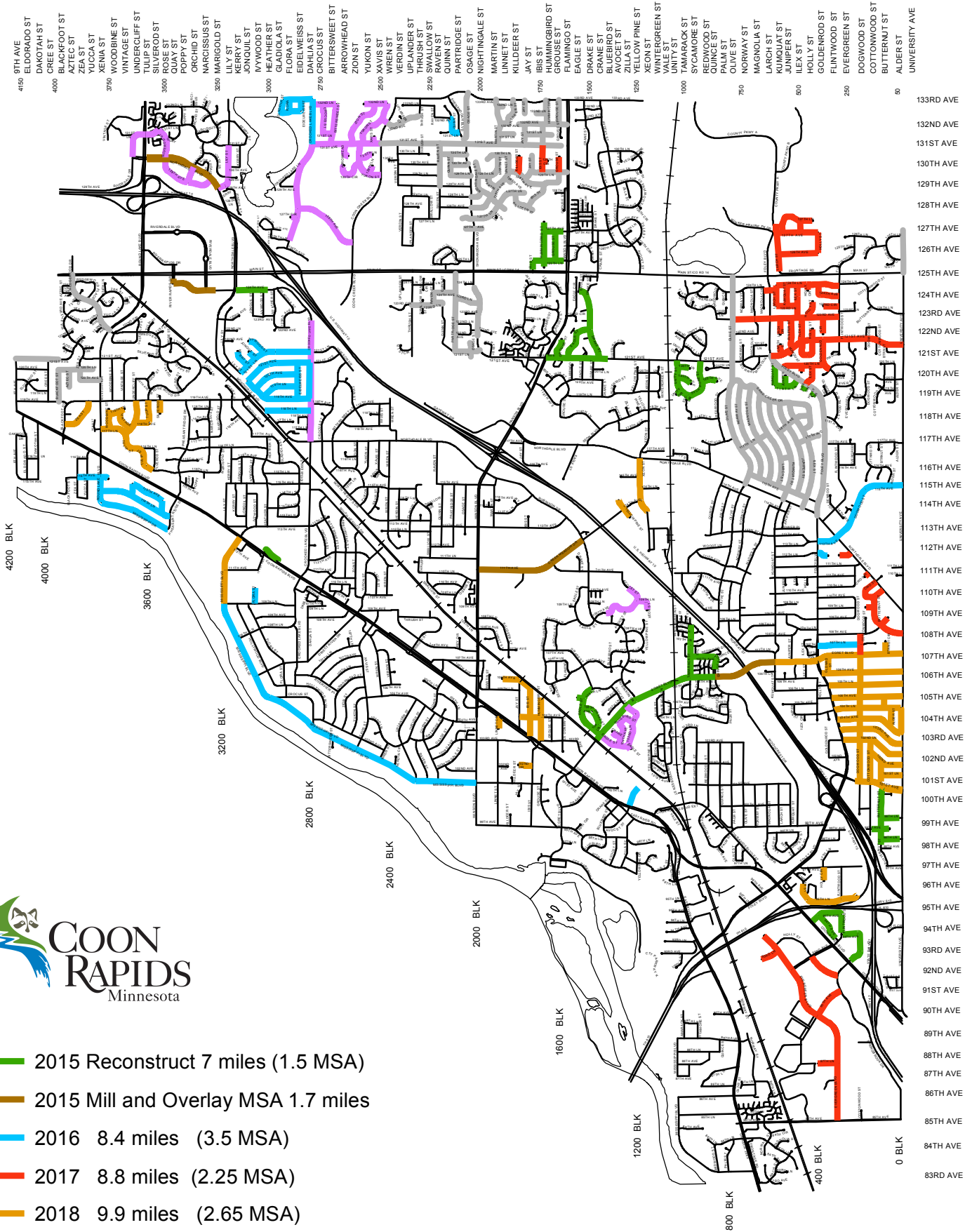


* Metro streets provided by The Lawrance Group

In addition to sidewalk and trail locations shown on this map, the City of Coon Rapids Safety Commission recommends that all new developments and all improvement or redevelopment projects have sidewalk installed as required by the project approval. The Commission also recommends that sidewalk be installed along all newly created arterial and collector streets.



- 2015 Reconstruct 7 miles (1.5 MSA)
- 2015 Mill and Overlay MSA 1.7 miles
- 2016 8.4 miles (3.5 MSA)
- 2017 8.8 miles (2.25 MSA)
- 2018 9.9 miles (2.65 MSA)
- 2019 9.1 miles (1.9 MSA)
- 2020 16.2 miles (3.5 MSA)





City Council Work Session

4.

Meeting Date: 02/10/2015

Subject: Foley Boulevard Station Area Plan

From: Matt Brown, Interim Community
Development Director

INTRODUCTION

The Council is asked to consider changes to the draft Foley Boulevard Station Area Plan.

DISCUSSION

Background. The City's consultant team of HKGi and SEH had completed a draft of the Foley Boulevard Station Area Plan last fall. Funded by a grant from the Metropolitan Council, this planning initiative is intended guide future development and infrastructure improvements near the Foley Boulevard Park-and-Ride facility to support and accommodate future transportation investments. The City's Comprehensive Plan, adopted in 2008, identified this area as a potential growth area and recommended further study of land uses. While the terms of the grant require that the plan is adopted by the end of 2014, the City has until April 30, 2015 to submit final documents and reimbursement requests.

Process. Throughout the planning process, Staff and the consultant team met with various public agencies and business and property owners to learn about their future plans and any concerns they may have about planned improvements in the study area. In January 2014, a design workshop was held at which the consultant team developed various development scenarios for the area. In February 2014, Staff and the consultants met with a group of three developers to gain insight into the viability of the draft scenarios. They concluded that a "mixed use" scenario, including commercial, office, and industrial development along Foley Boulevard and high-density residential development north of Foley Boulevard, would be viable in the marketplace if phased over time and would maximize job creation and tax base. At a work session on February 25, 2014, the Council considered the development scenarios and identified its preference for the mixed use scenario. In April 2014, an open house was held to gather additional public input on the ideas. Over the summer, the plan document was drafted. The Council considered the station area plan at a work session in September 2014. The Planning Commission then recommended approval of the plan in October 2014. The Council then considered the plan at its November 5, 2014 meeting, but postponed consideration and requested another work session on the topic. At its work session on December 9, 2014, the Council indicated that it no longer supported the mixed use scenario, based in part on concerns from nearby property owners and skepticism of the viability of future residential development at that location. Since that time, Staff has worked with the consultant to devised a new scenario, which proposes continued industrial development, but allows for future redevelopment with commercial, office, and industrial uses. Staff has been in contact with several business and property owners within the last week.

Business Park Scenario. The new scenario envisions continued industrial development, but allows for future redevelopment with commercial, office, and industrial uses. A concept drawing including a summary of recommendations is attached. The plan's key recommendations include:

1. Continued light industrial uses with gradual transformation to "business park" uses, including light industrial, commercial, and office, in the long term.
2. New development could include higher lot coverage, multi-story buildings that could provide higher job density

than traditional industrial uses.

3. New local streets north of Foley Boulevard could facilitate redevelopment of plastics site, create new development sites, and improve access to existing properties. Some of these streets could be constructed in conjunction with Anoka County's overpass project or construction of a rail platform for Northern Lights Express.
4. Improved access to Highway 610 may be necessary to attract higher intensity employment users.
5. Creates an opportunity for a plaza and parking on both sides of Foley Boulevard to support Northern Lights Express or future Northstar commuter rail service.

RECOMMENDATION

Staff requests feedback from the Council on the revised concept for the Foley Boulevard Station Area Plan. Staff and the consultant will revise the plan document in the coming weeks. It is expected that the Planning Commission will consider the revised plan on March 19 and the Council will consider it on April 7. The terms of the Metropolitan Council grant require that the project is closed out by April 30.

Attachments

Revised Station Area Concept

KEY ELEMENTS

- Provides for the transformation of the area from light industrial to business park over the long-term, supporting higher intensity employment uses
- Allows for commercial development to occur as market demands- likely sites at intersection of Foley Boulevard and Coon Rapids Boulevard
- Future business park development could include multi-story office, office/showroom, and retail and services to support employees and transit riders
- Encourages redevelopment to establish and maintain high quality site planning, architecture, signage and landscaping design that contribute to an attractive and unified development character
- Adds new roads north of Foley Boulevard to create new development sites and improve access
- Improved access to Highway 610 may be necessary to attract higher intensity employment uses
- Creates an opportunity for a plaza and parking on both sides of Foley Boulevard to support NLX Express in the short-term and Northstar over the long-term



DEVELOPMENT SUMMARY

Land Use	Acres*	Yield
Business Park	77	1,350,000 sq. ft.
Transit	10	
Utility	2	
Right of Way	10	
Total	99	

*Net acres excludes wetlands that may be available for development through mitigation.

- New Roadway
- Business Park
- Transit
- Utility
- Potential Rail Station
(location to be determined)
- * Potential New Access to Hwy 610
(improved access may be needed to attract higher intensity employment uses)

PROS:

- Maintains the area for primarily employment uses
- Allows flexibility to maintain existing light industrial uses while allowing for future redevelopment to higher intensity employment uses and employee-serving retail and services
- Reduced potential for use conflicts as area transitions from light industrial to business park
- Does not require as much investment in streetscape and trails
- Less environmental remediation of former plastics site will be needed

CONS:

- Slower redevelopment and absorption rate as there are competing opportunities both within the City and on greenfield sites in nearby communities, such as Brooklyn Park, with better access
- May need to revisit concepts for improving access to Highway 610 to make area more attractive to higher intensity employment uses
- Does not strongly support existing or future transit investments
- Foley Boulevard reconstruction will have a greater impact on redevelopment due to loss of full movement access to individual properties
- Does not provide enhanced connections to adjacent residential neighborhoods and the Mississippi River

IMPLEMENTATION STRATEGIES:

- Create a distinct and marketable brand for the area
- Develop new business park zoning district to guide redevelopment
- Construction of loop road to create development sites and provide improved access to the area
- Collaboration with MPCA on site clean-up of former plastics site to prepare it for redevelopment
- Coordinate with Anoka County on Foley Boulevard reconstruction to provide as much access to sites along Foley Boulevard as possible

LAND USE AND DEVELOPMENT CHARACTER



Light industrial



Flex building



Flex building



On-site landscaping and stormwater treatment



Transit waiting area with amenities like lighting, seating, public art, etc.



Retail / Restaurant



Multi-story office



Multi-story office with enhanced streetscape



Enhanced streetscape



Surface parking with lighting and landscaping

BUSINESS PARK CONCEPT

FOLEY BOULEVARD STATION AREA PLAN